102.0	0005	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	914,300 /	914,300
					USE VALUE:	914,300 /	914,300
					ASSESSED:	914,300 /	914,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SACCA DAVID J
Owner 2:	
Owner 3:	
Street 1:	16 DICKSON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,550 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1982, having primarily Clapboard Exterior and 3220 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6550.000	482,800		431,500	914,300
Total Card	0.150	482,800		431,500	914,300
Total Parcel	0.150	482,800		431,500	914,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 283.94 | /Parcel: 283.9

Legal Description

User Acct 66001

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 10/31/18

!8177!

PREVIOUS ASSESSMENT

Parcel ID 102.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	482,700	0	6,550.	431,500	914,200	914,200	Year End Roll	12/18/2019
2019	101	FV	373,400	0	6,550.	437,700	811,100	811,100	Year End Roll	1/3/2019
2018	101	FV	373,400	0	6,550.	326,700	700,100	700,100	Year End Roll	12/20/2017
2017	101	FV	373,400	0	6,550.	295,900	669,300	669,300	Year End Roll	1/3/2017
2016	101	FV	373,400	0	6,550.	283,600	657,000	657,000	Year End	1/4/2016
2015	101	FV	369,600	0	6,550.	240,400	610,000	610,000	Year End Roll	12/11/2014
2014	101	FV	369,600	0	6,550.	228,100	597,700	597,700	Year End Roll	12/16/2013
2013	101	FV	369,600	0	6,550.	217,000	586,600	586,600		12/13/2012

PRINT

Date	Time
12/10/20	22:45:28

LAST REV

Date	Time
09/09/19	09:06:22
apro	
8177	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14771-528		10/1/1982		5,000	No	No		A

USER DEFINED

Prior Id # 1:	66001
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2002	546	Addition	125,000	O		G7	GR FY07	ADD 2ND STORY

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	BS	Barbara S
1/6/2008	Measured	372	PATRIOT
4/13/2006	Permit Visit	BR	B Rossignol
10/21/1999	Meas/Inspect	264	PATRIOT
8/31/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6550		Sq. Ft.	Site		0	70.	0.94	5									431,549						431,500	

Total AC/HA: 0.15037 | Total SF/SM: 6550 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 431,549 | Spl Credit | Total: 431,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1982	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	13.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	13.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08032787
Const Adj.:	1.01444352
Adj $ / SQ:	136.991
Other Features:	98629
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	558809
Depreciation:	75998
Depreciated Total:	482811

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	4	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

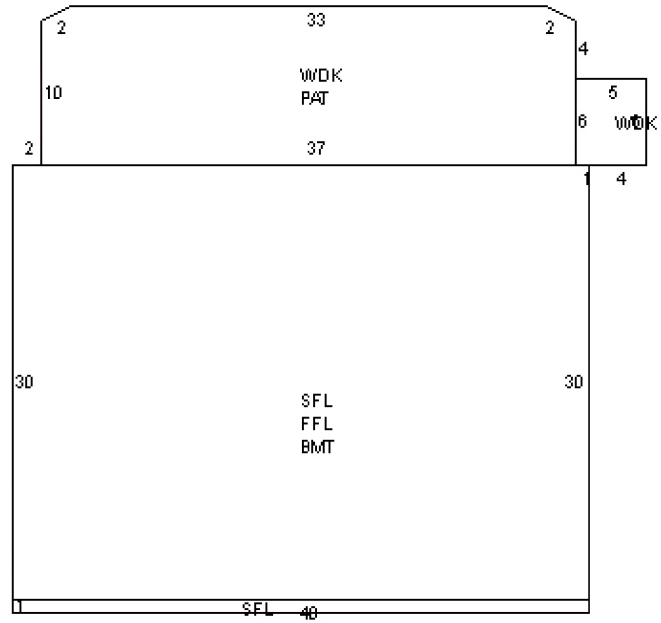
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	150.69
Special Features:	0	Val/Su Net:	107.77
Final Total:	482800	Val/Su SzAd	197.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,240	136.990	169,869
BMT	Basement	1,200	58.460	70,153
FFL	First Floor	1,200	136.990	164,390
WDK	Deck	435	8.420	3,662
PAT	Patio	405	3.220	1,305
	Net Sketched Area:	4,480	Total:	409,379
Size Ad	2440	Gross Are	4480	FinArea 3220

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

102.0-0005-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: